

\$1,700,000 - 3807 12 Street Sw, Calgary

MLS® #A2216545

\$1,700,000

5 Bedroom, 3.00 Bathroom, 1,626 sqft
Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

This exquisitely renovated bungalow, designed by Paul Lavoie, offers almost 3,200 square feet of elegant living in sought-after Upper Elbow Park. Meticulously maintained and thoughtfully updated, this home impresses with its spacious, open floor plan, flooded with natural light from expansive windows.

The main level features solid hardwood floors, a showstopping chef's kitchen with a massive island, top-tier stainless steel appliances, and a striking black-knob Wolf range. With five total bedrooms and 2.5 bathrooms, there's space for family and guests alike. The fully finished basement boasts heated concrete floors, two additional bedrooms, a large full bathroom with a luxurious steam shower, an oversized laundry area, and a versatile rec/entertainment space perfect for movie nights, workouts, or gatherings.

Enjoy serene outdoor living in the beautifully landscaped yard, nestled under a majestic elm and surrounded by flowering trees and perennial gardens for easy, low-maintenance beauty. Recent upgrades include a poured walkway and patio, enhancing both curb appeal and function.

This is a rare opportunity to own a timeless, modernized home in one of Calgary's most prestigious neighborhoods.



Built in 1954

Essential Information

MLS® #	A2216545
Price	\$1,700,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,626
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3807 12 Street Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Tankless Water Heater
Heating	Hot Water, Natural Gas
Cooling	Other
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers, Native Plants
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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